

**AN ORDINANCE TO REZONE NINE AREAS LOCATED WITHIN  
THE PRICE'S RUN/RIVERSIDE/11<sup>TH</sup> STREET BRIDGE ANALYSIS  
AREA IN ACCORDANCE WITH THE NEIGHBORHOOD  
COMPREHENSIVE DEVELOPMENT PLAN FOR THE PRICE'S  
RUN/RIVERSIDE/11<sup>TH</sup> STREET BRIDGE ANALYSIS AREA.**

#3737

**Sponsors:****Council  
President  
Griffiths****Council  
Member  
Robinson****Co-Sponsors:****Council  
Members  
D. Brown  
Chukwuocha**

**WHEREAS**, the Neighborhood Comprehensive Development Plan for the Price's Run/Riverside/11<sup>th</sup> Street Bridge Analysis Area will be considered by City Council on November 15, 2012 and such plan recommends rezoning those nine areas set forth herein in order to enhance community development and apply appropriate land use controls that will protect, enhance, and stabilize the character of the Price's Run/Riverside/11<sup>th</sup> Street Bridge Analysis Area; and

**WHEREAS**, in accordance with and pursuant to Wilm. C. §48-52, the City Planning Commission, at its August 21, 2012 meeting, recommended the rezoning of the nine areas set forth herein as set forth in City Planning Commission Resolution 13-12; and

**WHEREAS**, the City Council deems it necessary and proper to approve the rezoning actions set forth herein and as illustrated on the map attached hereto and made a part hereof.

**THE COUNCIL OF THE CITY OF WILMINGTON HEREBY  
ORDAINS:**

**SECTION 1.** Section 48-97 of the Wilmington City Code and the "Building Zone Map, City of Wilmington, Delaware" are hereby amended by changing the zoning classifications for the nine areas illustrated on the attached maps for Areas 2, 3A, 4B, 5, 6, 7, 8, 9A and 9B, as recommended in the Neighborhood Comprehensive Development Plan for the Price's Run/Riverside/11<sup>th</sup> Street Bridge Analysis Area, copies of said Maps are attached hereto and made a part hereof, as follows:

- (1) Area 2: Rezone from R-5A (apartment house low density) to R-3 (one-family row houses);
- (2) Area 3A: Rezone from C-5 (heavy commercial) to R-5A (apartment house low density);
- (3) Area 4B: Rezone from C-5 (heavy commercial) to M-1 (light manufacturing);
- (4) Area 5: Rezone from R-4 (row houses with conversions) to R-3 (one family row houses); and
- (5) Area 6: Rezone from C-5 (heavy commercial) to W-4 (residential commercial); and
- (6) Area 7: C-2 (secondary business centers) to R-3 (one family row houses); and
- (7) Area 8: M-1 (light manufacturing) to R-3 (one family row houses); and
- (8) Area 9A: M-1 (light manufacturing) to R-3 (one family row houses); and
- (9) Area 9B: M-1 (light manufacturing) to C-1 (neighborhood shopping).

**SECTION 2.** The provisions of this ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase of this ordinance shall, for any reason, be held invalid or unconstitutional such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this ordinance, but they shall remain in effect; it being the legislative intent that this ordinance shall stand, notwithstanding the invalidity of any part.

**SECTION 3.** Effective date. This Ordinance shall be deemed effective immediately upon its date of passage by City Council and approval by the Mayor.

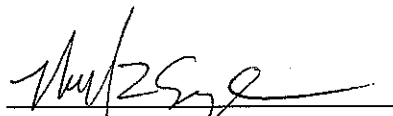
First Reading ..... October 18, 2012  
Second Reading..... October 18, 2012  
Third Reading .....November 15, 2012

Passed by City Council, Nov. 15, 2012

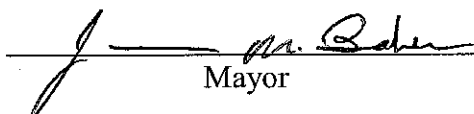
  
President of City Council 11/15/12

ATTEST:   
City Clerk

Approved as to form this  
17 day of October, 2012

  
Senior Assistant City Solicitor

Approved this 17<sup>th</sup> day of Nov., 2012

  
Mayor

**Synopsis:** This Ordinance changes the zoning district classifications for nine areas in accordance with the Neighborhood Comprehensive Development Plan for the Price's Run/Riverside/11<sup>th</sup> Street Bridge Analysis Area as follows: 1) Area 2 is being rezoned from R-5A to R-3 zoning classification; 2) Area 3A is being rezoned from C-5 to R-5A; 3) Areas 4B is being rezoned from C-5 to M-1; 4) Area 5 is being rezoned from R-4 to R-3; 5) Area 6 is being rezoned from C-5 to W-4; 6) Area 7 is being rezoned from C-2 to R-3; 7) Area 8 is being rezoned from M-1 to R-3; 8) Area 9A is being rezoned from M-1 to R-3; and 9) Area 9B is being rezoned from M-1 to C-1.

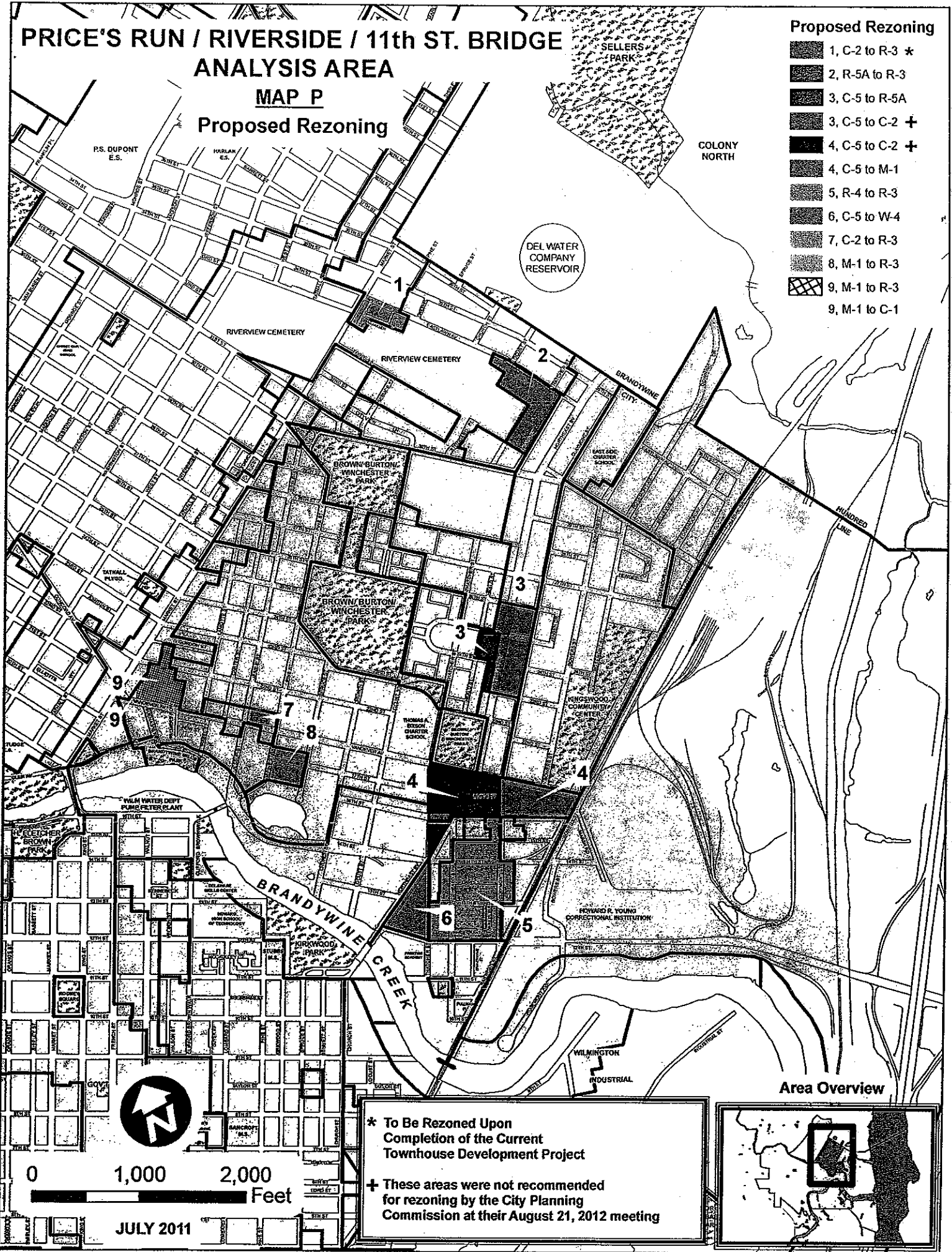
# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

## MAP P

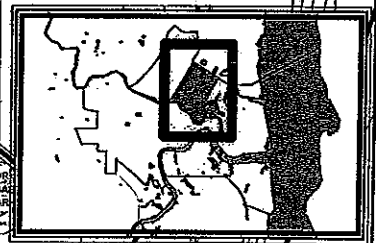
### Proposed Rezoning

#### Proposed Rezoning

- 1, C-2 to R-3 \*
- 2, R-5A to R-3
- 3, C-5 to R-5A
- 3, C-5 to C-2 +
- 4, C-5 to C-2 +
- 4, C-5 to M-1
- 5, R-4 to R-3
- 6, C-5 to W-4
- 7, C-2 to R-3
- 8, M-1 to R-3
- 9, M-1 to R-3
- 9, M-1 to C-1



#### Area Overview




\* To Be Rezoned Upon Completion of the Current Townhouse Development Project

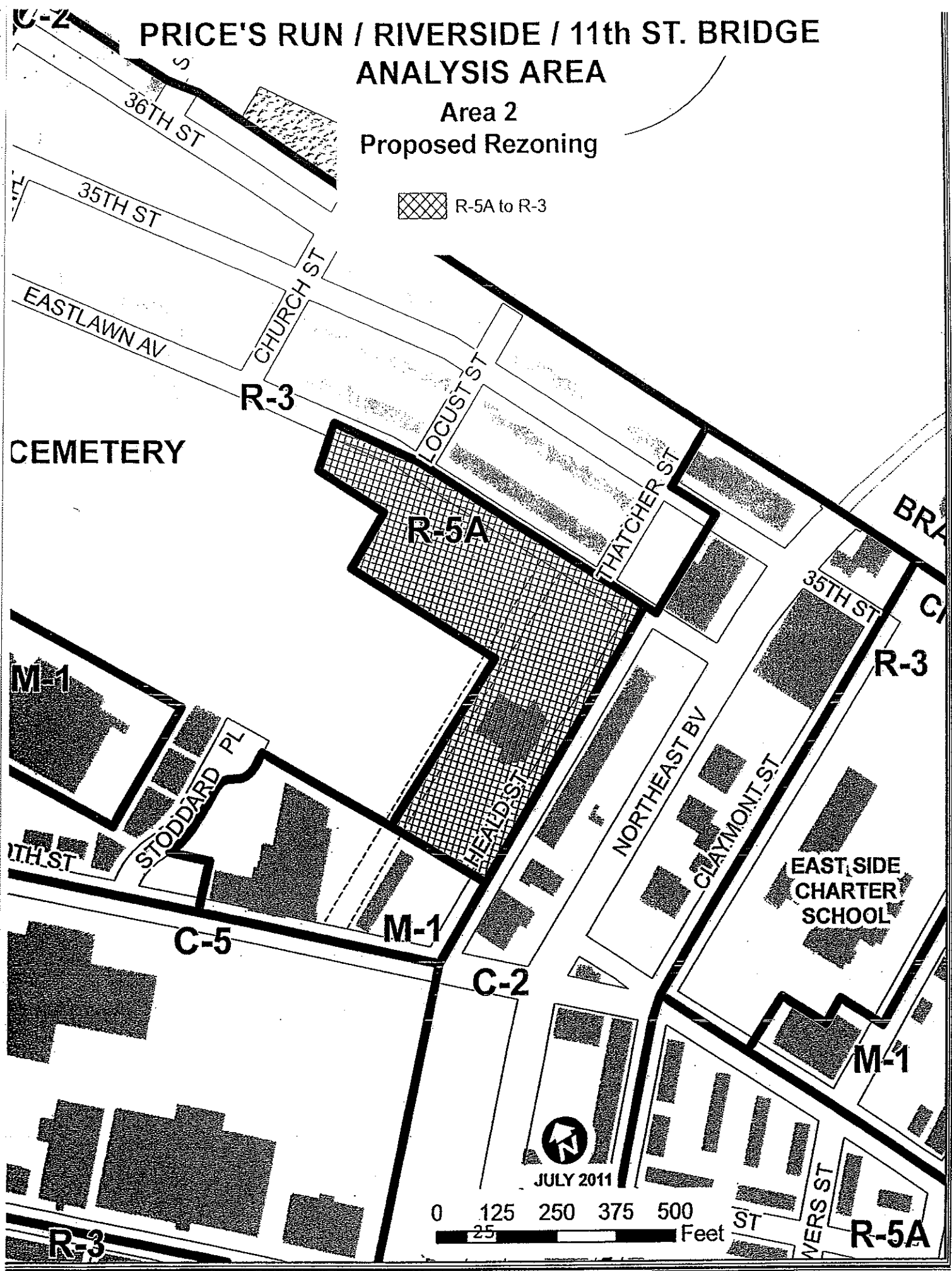
+ These areas were not recommended for rezoning by the City Planning Commission at their August 21, 2012 meeting

JULY 2011

# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Area 2  
Proposed Rezoning

 R-5A to R-3



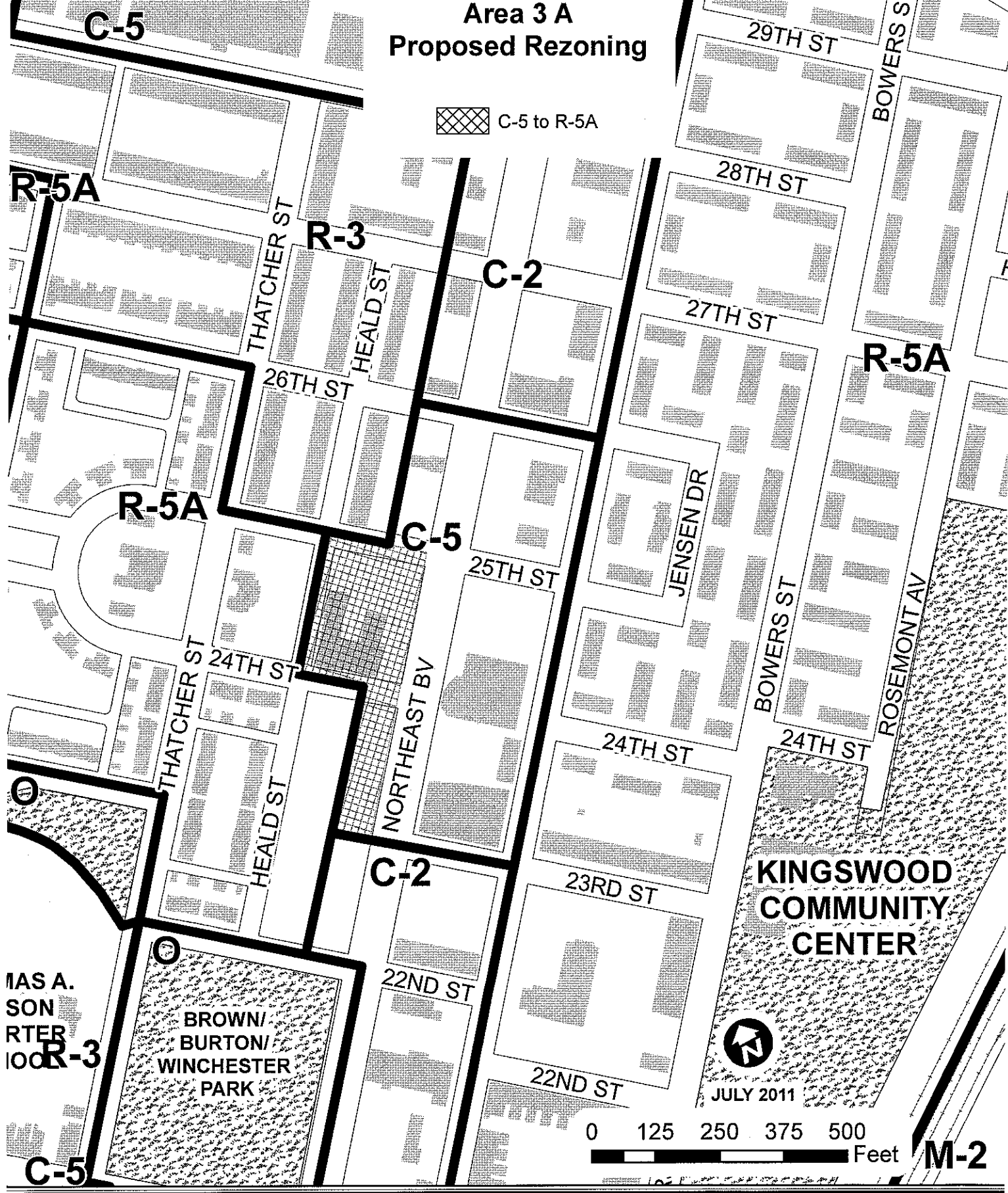
M-1

# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Area 3 A  
Proposed Rezoning



C-5 to R-5A



KINGSWOOD  
COMMUNITY  
CENTER




JULY 2011

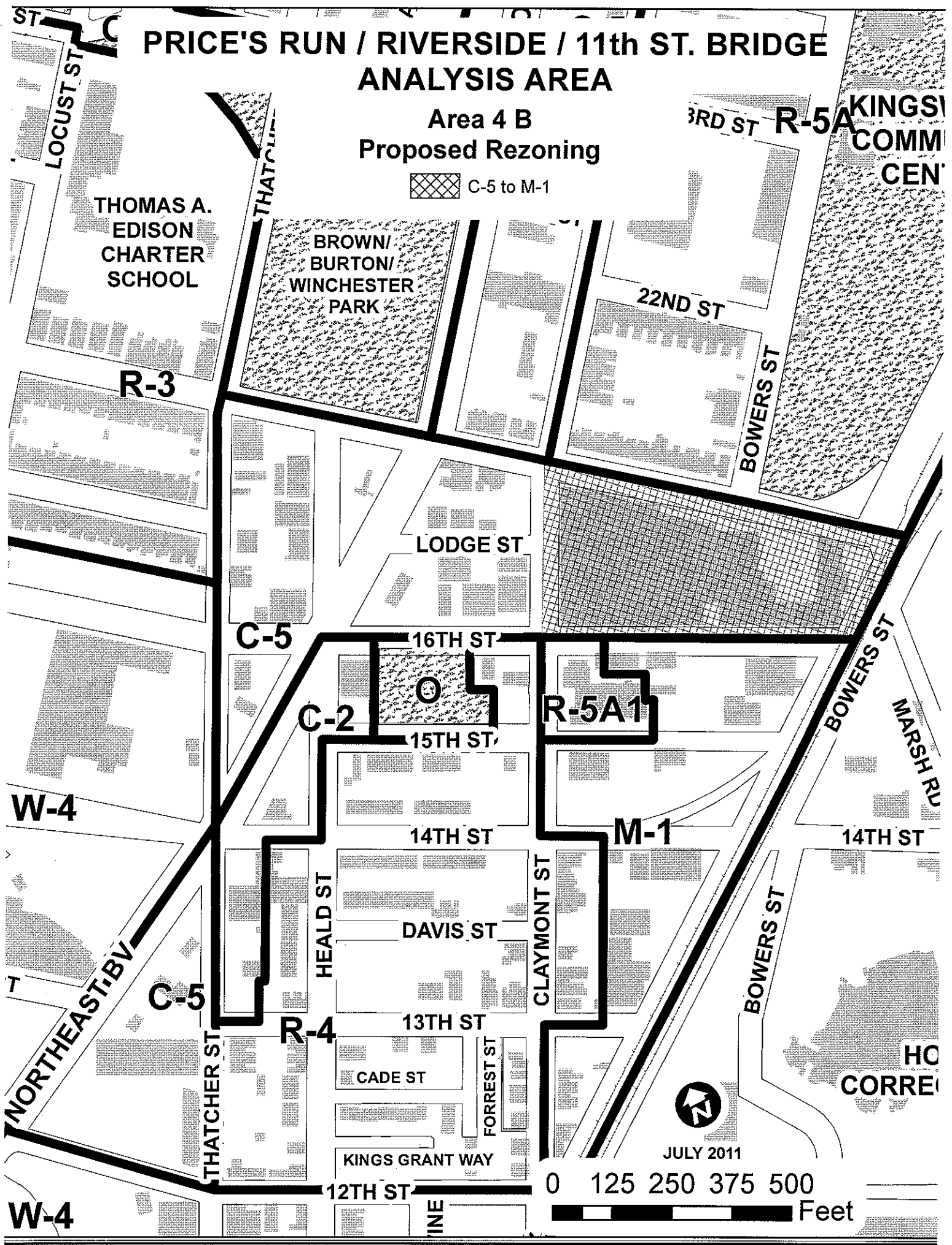
0 125 250 375 500 Feet

M-2

# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA


Area 4 B  
Proposed Rezoning

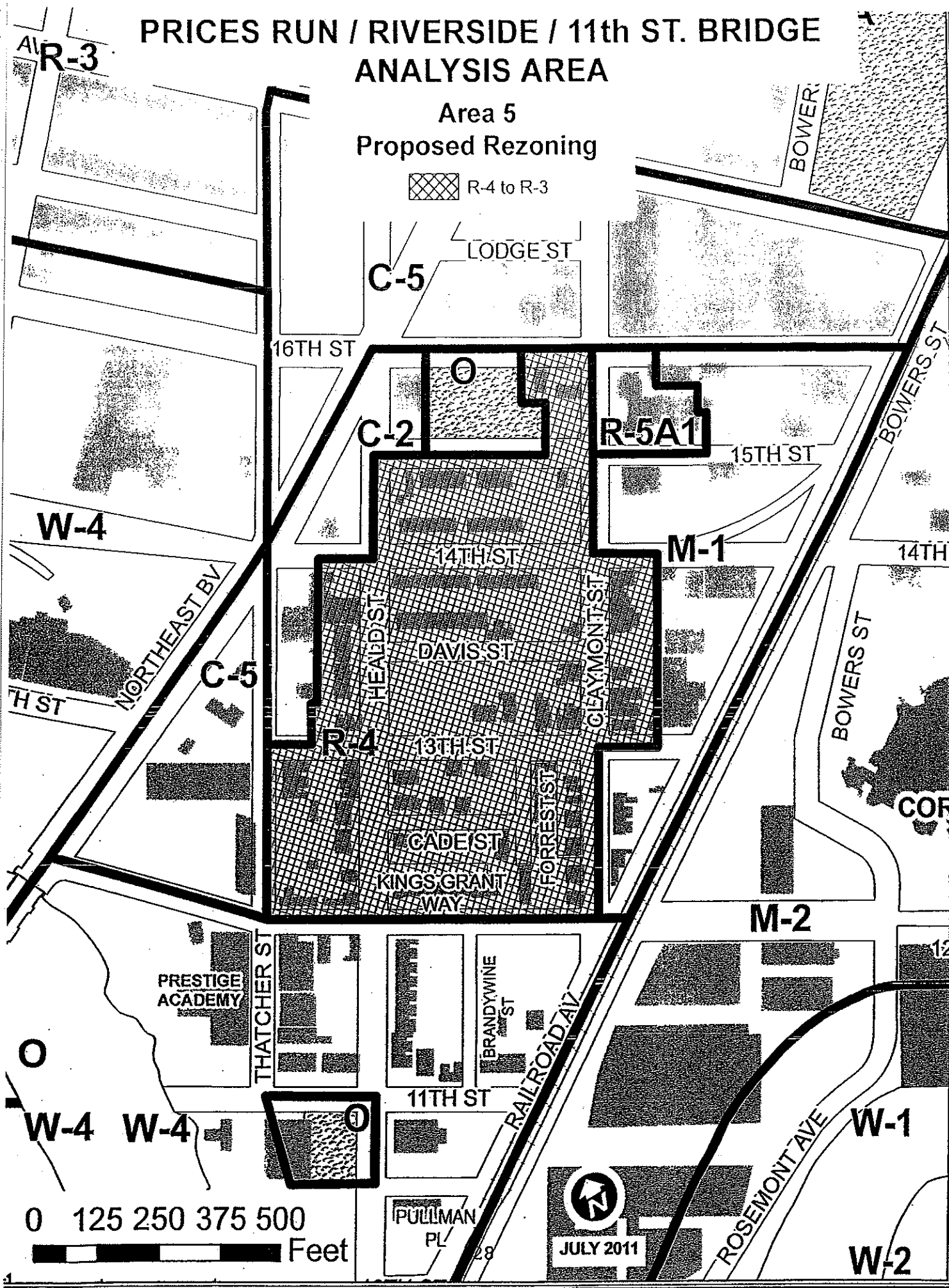
 C-5 to M-1



# PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA


Area 5  
Proposed Rezoning

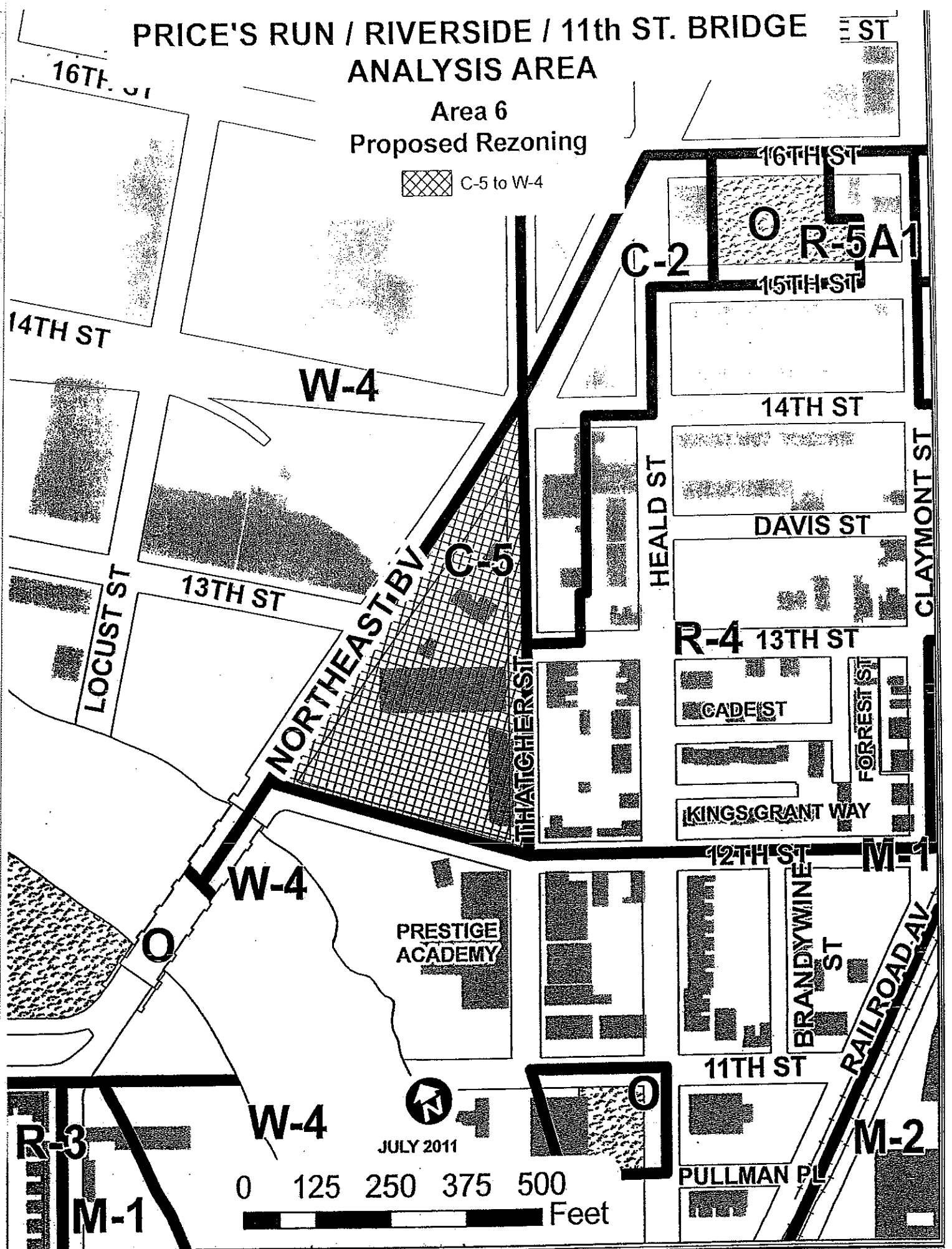
 R-4 to R-3



# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA


Area 6  
Proposed Rezoning

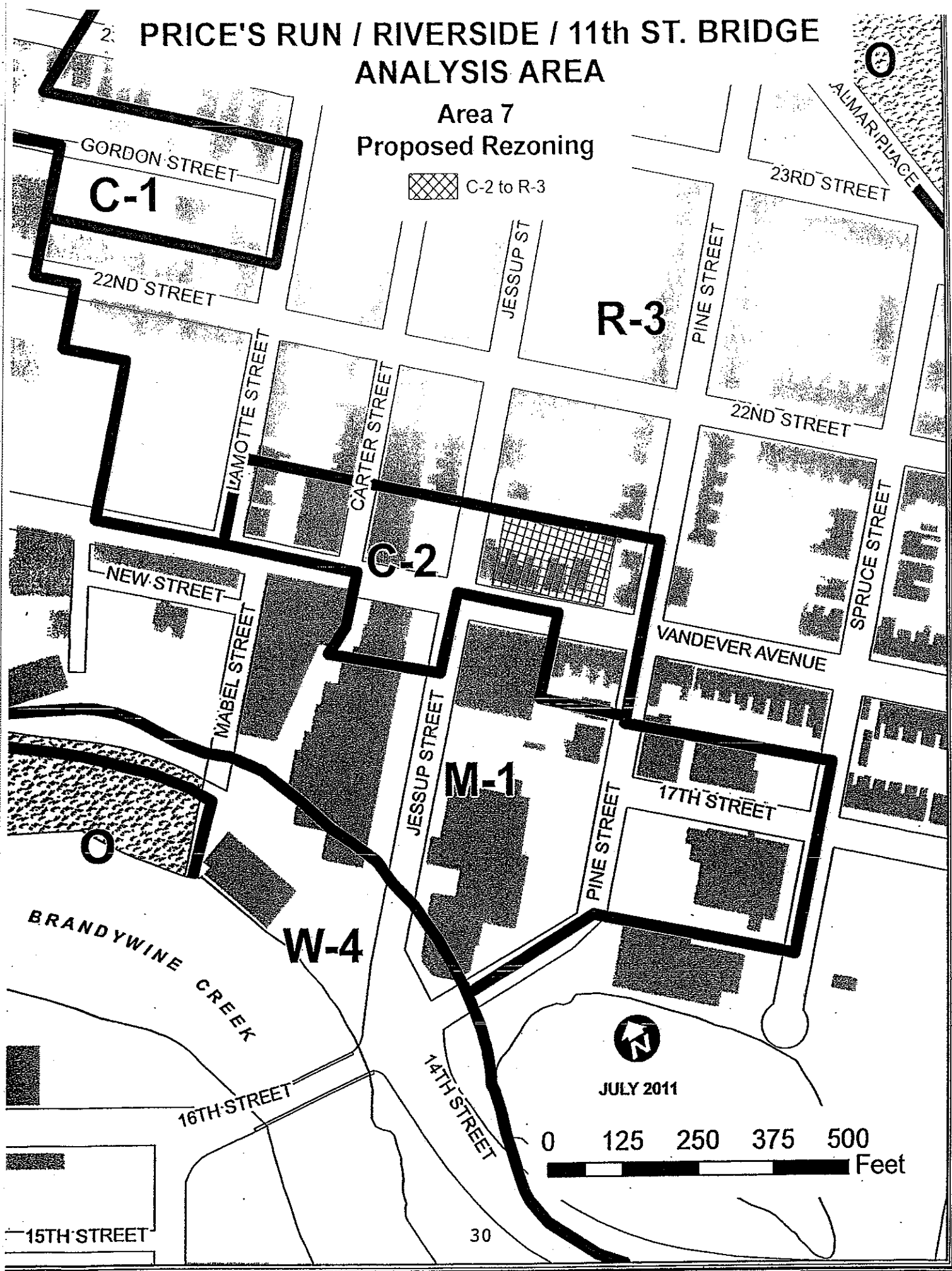
 C-5 to W-4



# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Area 7  
Proposed Rezoning


 C-2 to R-3

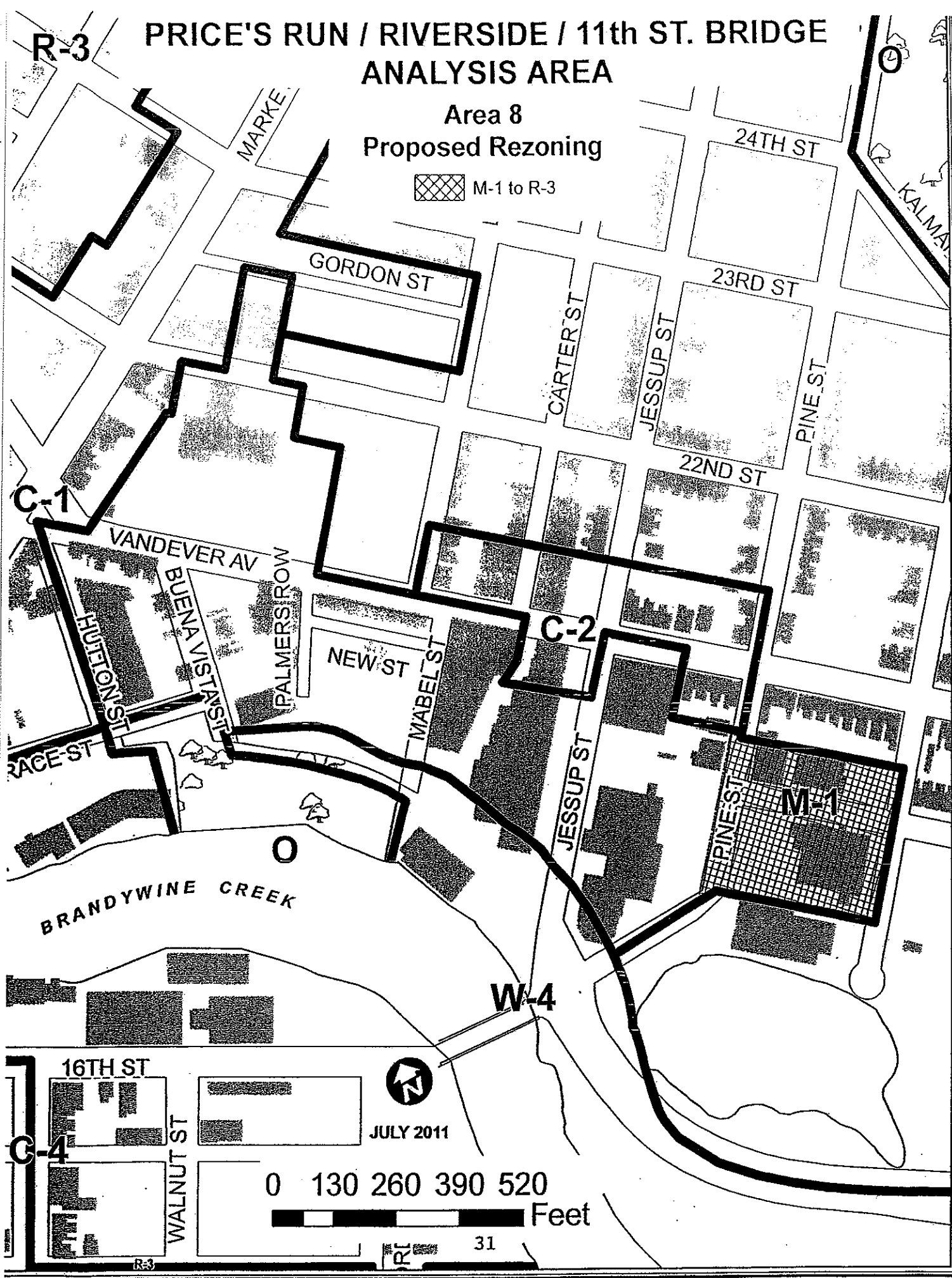


R-3

# PRICE'S RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Area 8  
Proposed Rezoning

 M-1 to R-3





JULY 2011

0 130 260 390 520  
Feet

# PRICES RUN / RIVERSIDE / 11th ST. BRIDGE ANALYSIS AREA

Area 9

Proposed Rezoning

-  M-1 to R-3
-  M-1 to C-1

